

Reported Recommending
 Ind. Postponed
 Passed House
 Failed to Pass House.....
 Passed Senate
 Failed to Pass Senate.....

House File 464

March 12, 1943.
 Passed on File.

By COMMITTEE ON CITIES AND TOWNS.

A BILL FOR

An Act to amend section six thousand four hundred fifty-six (6456), Code, 1939, relating to the adoption of ordinances and amendments thereto by cities and towns regulating building restrictions and use of buildings and land, by adding a provision excepting lawfully established buildings, structures, and uses from the provisions of such amendments or modifications.

Be It Enacted by the General Assembly of the State of Iowa:

- 1 Section 1. Section six thousand four hundred fifty-six
- 2 (6456), Code, 1939, is hereby amended by adding thereto the following:
- 3 “Such amended, modified, supplemented, or repealed regulation,
- 4 restriction, or boundary shall not be applicable to any building,
- 5 structure, or use lawfully established on the effective date
- 6 thereof except as hereinafter provided.
- 7 “A nonconforming building or structure shall not be structurally
- 8 altered and in the event of a sixty-five percent destruction from
- 9 any cause shall not be rebuilt except in conformity with existing
- 10 ordinances and amendments thereto. A nonconforming use, perma-
- 11 abandoned, shall not be re-established except in conformity with
- 12 existing ordinances or amendments thereto.”

EXPLANATION OF H. F. 464

Obviously, one purpose of zoning is to protect property owners in their investments within zoned districts. The object of this bill is to safeguard these investments by excepting buildings, structures, or uses established under existing ordinances from future zoning amendments through which said buildings, structures, or uses might be eliminated.